

PUBLIC HEARING--December 15, 1965

Appeal #8515 Robert S. Hirsch, appellant.

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and unanimously carried the following Order was entered on December 22, 1965:

ORDERED:

That the appeal to establish a private school at 3423 Oakwood Terrace, N.W., lot 838, square 2621, be conditionally granted.

As the result of an inspection of the property by the Board, and from the records and the evidence adduced at the hearing, the Board finds the following facts:

(1) Appellant's lot, which is located in the R-4 District, has a frontage of 57.5 feet on Oakwood Terrace, a depth of 131 feet to a public alley in the rear and contains an area of ~~2533~~ square feet of land.

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(2) The property is improved with a large old Victorian type building which is approximately 100 years of age. The building contains twelve rooms and four and one-half baths. The basement will be used for storage purposes.

(3) Appellant intends to operate as an experimental program with fifteen high school students from 18 to 20 years of age who have dropped out of high school. They will be taught regular high school curriculum plus some college subjects with an academic education. There will be a limit of fifteen students and five teachers.

(4) The school will operate from (9:45 a. m. until 4:00 p.m.) five days a week.

(5) There was opposition to the granting of this appeal registered at the public hearing by residents of the area who state that the incorporation of a private school at this location will destroy the fundamental reasons for living on this street, which they state is a quiet established, residential, tree-filled cul-de-sac street with one family homes. The Mt. Pleasant Citizens Assn. opposes the granting of this appeal.

OPINION:

We are of the opinion that the establishment of this school, which will be limited in attendance, is not likely to become objectionable to adjoining and nearby property because of noise, traffic, number of students, or otherwise objectionable conditions.

We are of the further opinion, however, in view of the opposition registered at the hearing, that the occupancy should be limited in time so that persons in the area may have an opportunity at a later date and at perhaps a later hearing voice their feelings as to the operation of the school. This order is therefore subject to the following condition:

- (a) The school shall be limited to a trial period of one year, but shall be subject to renewal in the discretion of the Board upon the filing of a new appeal in the manner prescribed by the Zoning Regulations.